



## Office Investment

**FOR SALE**

### Unit 20 Kingsmead Business Park, Gillingham, Dorset, SP8 5JG

- Gillingham's Premier Business Park
- Unit currently fitted to provide office accommodation plus car parking
- Total floor area 100 sq m (1,075 sq ft)
- Let to TS Accounting Ltd at rent rising to £8,500 per annum exclusive

**Sale Price £125,000**

## Location

Gillingham is a busy and growing market town situated in North Dorset midway between Shaftesbury and Sherborne and lies approximately 4 miles from the A303 and its junction at Mere linking to Exeter and the West Country and the M3/London, 25 miles from Yeovil and 29 miles from Salisbury. The town has a population of approximately 7,000 and an established local thriving business community.

Gillingham has a mainline railway station with connections to London Waterloo (120 minutes) and Exeter (90 minutes).

## Situation

Situated on the B3081 Gillingham to Shaftesbury Road 1 mile South East of the town centre, adjacent to Orchard Park Garden Centre, Kingsmead Business Park has been developed over the last 10 years and has become Gillingham's premier business location with occupiers including Screwfix, A&T Insurance Group, Southhill Veterinary Practice, Edmundson Electricals.

1,800 new homes are proposed for Gillingham's southern development area including new homes on the Park Farm Site adjoining Kingsmead Business Park. A planning application for a new supermarket on the land fronting Kingsmead Business Park. As a result of this development activity Kingsmead Business Park's profile and status will be significantly enhanced.

## Description

Kingsmead Business Park is a modern 10 acre office and industrial business park. 5 office units have been constructed around an attractive landscaped courtyard, with occupiers including Alan and Thomas Financial Advisors and South Hill Vets.

Unit 20 has the following specification:-

- Single Storey
- Composite panel cladding
- Double glazed aluminium windows
- Carpeted
- Kitchenette
- Disabled WC
- Internet Cabling
- 3 phase electricity
- 4 Allocated car parking spaces

## Accommodation

Unit 20 has the following approximate floor areas:-

**100 sq m (1,075 sq ft)**

## Tenure

The property is let to TS Accounting Southwest Ltd for a term of 3 years from 9<sup>th</sup> February 2018 on effective full repairing and insuring terms at an initial rent of £5,000 per annum rising to annual rent of £8,500 per annum exclusive from February 2019. (The freeholder will meet the rent shortfall until February 2019)

A copy of the lease is available upon request.

The freehold of the building is to be sold with permanent rights to park and access included. Estate Roads are fully adopted. Parking, Inner Access Roads and Landscaping are owned and run by the current freeholder via an existing management company. The Management Company will be transferred to the various freeholders of Kingsmead Business Park in due course.

## Price

£125,000 representing a net initial yield of 6.68% net of purchaser's costs at 1.75%.

## VAT

VAT is payable on the purchase price

## Business Rates

Rateable Value : £8,700.

## EPC Rating

The property has a "D" EPC Rating further details upon request

## Viewing

Strictly by appointment through the joint agents:-

**Robert Clark**

**Greenslade Taylor Hunt**

**22 Princes Street, Yeovil, Somerset, BA20 1EQ**

**Telephone: 01935 423474**

**Email: [robert.clark@gth.net](mailto:robert.clark@gth.net)**

**or**

**Dean Speer**

**Myddelton & Major**

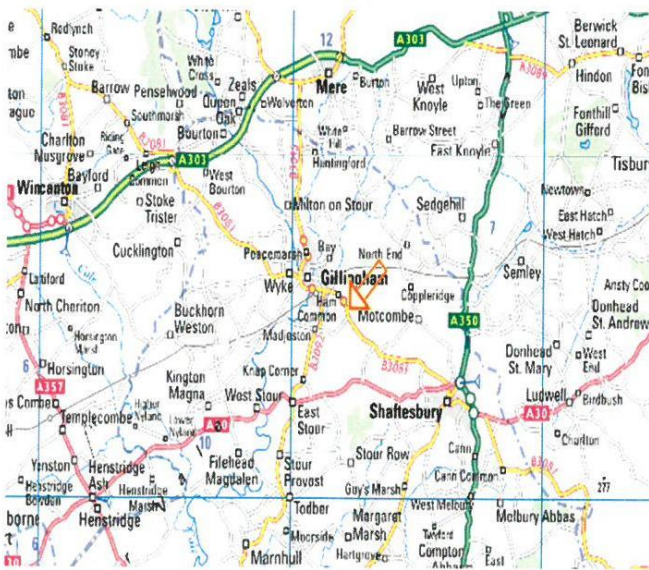
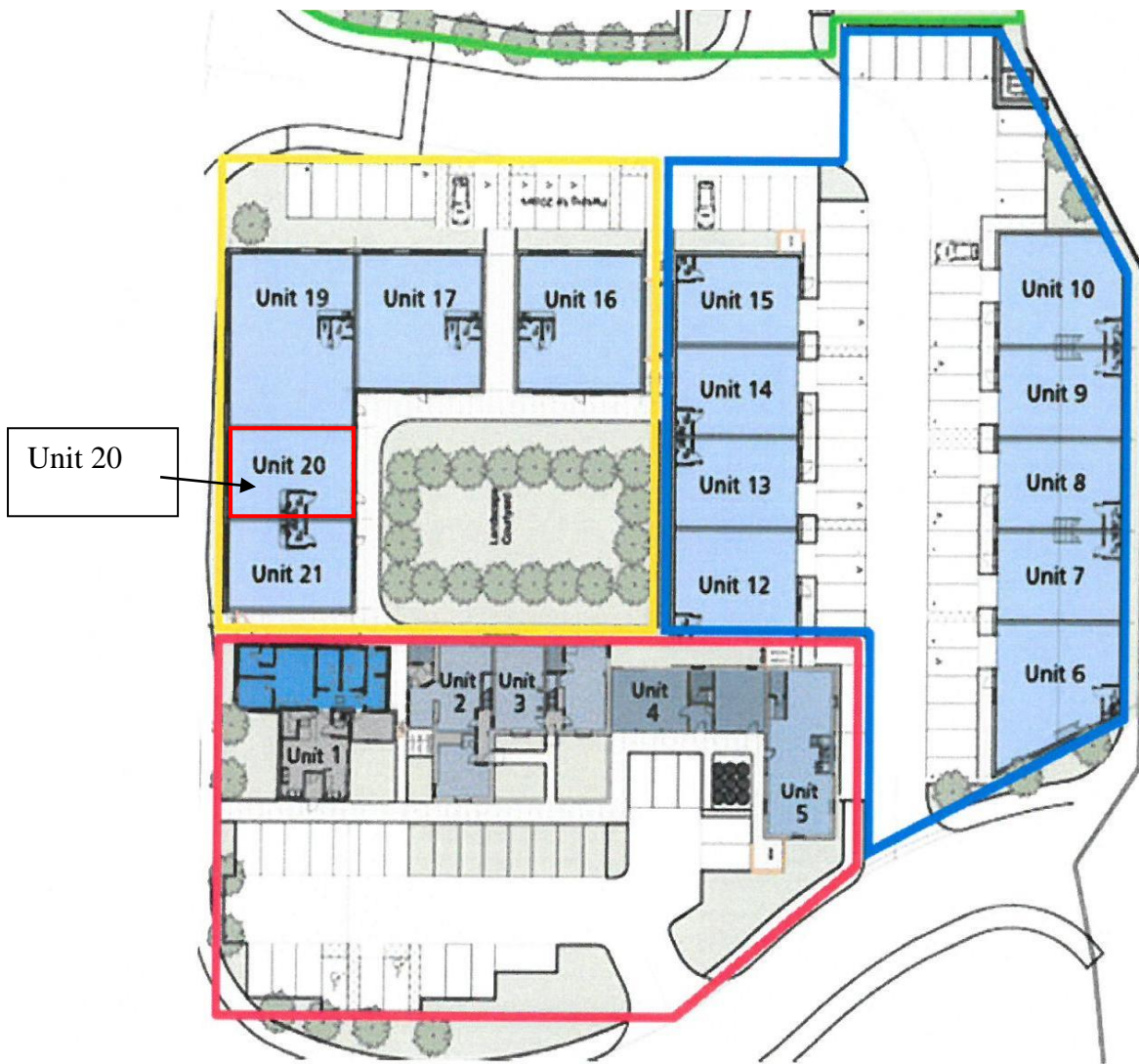
**01722 337577**

**Email: [deanspeer@myddeltonmajor.co.uk](mailto:deanspeer@myddeltonmajor.co.uk)**

## Additional Accommodation

Neighbouring Office Investments Units 17 and 19 and Office Investments Units 2 & 3 and 5 Kingsmead Business Park are also currently available – further details upon request.

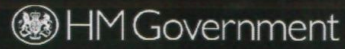






## Energy Performance Certificate

### Non-Domestic Building



Unit 20  
Kingsmead Business Park  
GILLINGHAM  
SP8 5FB

**Certificate Reference Number:**  
0470-0931-4990-1499-7006

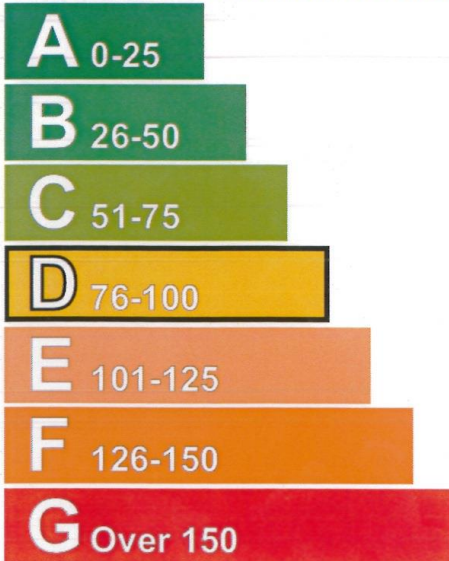
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



◀ **98** This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 100  
Building complexity (NOS level): 3

### Benchmarks

Buildings similar to this one could have ratings as follows:

**44** If newly built  
**82** If typical of the existing stock

Important Notice –

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.